

Title Number : CYM534648

Rhif Teitl : CYM534648

This title is dealt with by HM Land Registry, Wales Office.

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Mae'r detholiad canlynol yn cynnwys gwybodaeth o gofrestr y teitl uchod. Darperir copi llawn o'r gofrestr gyda'r ddogfen hon a dylech ddarllen hwnnw er mwyn sicrhau bod y manylion cryno hyn yn gywir.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

Nid yw'r detholiad hwn na'r copi llawn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol.

This extract shows information current on 14 FEB 2020 at 10:13:44 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 14 FEB 2020 am 10:13:44 ac felly nid yw'n ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r detholiad.

REGISTER EXTRACT

This is the shop currently trading as Sophia Nails

DETHOLIAD O'R GOFRESTR

Title Number	: CYM534648
Rhif Teitl	
Address of Property	: Ground Floor Shop, 20 College Street, Ammanford (SA18 3AF)
Cyfeiriad yr Eiddo	
Price Stated	: Not Available
Pris a Ddatganwyd	
Registered Owner(s)	: TRANG THANH TRAN of [REDACTED] Llanelli [REDACTED]
Perchnogion Cofrestredig	
Lender(s)	: None
Rhoddwr Benthg	

Title number / Rhif teitl CYM534648

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 14 FEB 2020 at 10:13:44. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion yn y gofrestr ar 14 FEB 2020 am 10:13:44. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r copi hwn.

Nid yw'r copi hwn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson i indemniate gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gangymeriad mewn copi swyddogol. Os hoffech gael copi swyddogol, mae gwefan Cofrestrfa Tir EM yn esbonio sut i wneud hyn.

A: Property Register / Cofrestr eiddo

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl. Ac eithrio yr hyn a nodir isod, mae'r teitl yn cynnwys unrhyw hawddfrentiau cyfreithiol a roddir gan y brydles gofrestredig ond mae'r ddarostyngedig i unrhyw hawliau a gedwir ganddi, i'r graddau y mae'r hawddfrentiau a'r hawliau hynny'n bodoli ac o fudd i'r tir cofrestredig neu'n effeithio arno.

CARMARTHENSHIRE/SIR GAERFYRDDIN

- 1 (09.08.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Ground Floor Shop, 20 College Street, Ammanford (SA18 3AF).
- 2 (09.08.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 17 March 2011
Term : 10 years from and including 17 March 2011
Parties : (1) Jane John and Gareth John Brinley Edwards
(2) Trang Thanh Tran
- 3 (09.08.2011) The Lease prohibits or restricts alienation.
- 4 (09.08.2011) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (09.08.2011) The landlord's title is registered.

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B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

1 (09.08.2011) PROPRIETOR: TRANG THANH TRAN [REDACTED] Llanelli

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

1 (09.08.2011) The land is subject to such restrictive covenants as may have been imposed thereon before 8 June 1964 and are still subsisting and capable of being enforced.

End of register / Diwedd y gofrestr